



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

501 N 22ND ST

Billings, MT 59101

AVAILABLE SPACE

12,198 SF

ASKING PRICE

\$630,000

AREA

501 N 22nd St is located just east of downtown Billings and ideal for any business looking to serve all areas of Billings. With the high sidewalls, fire suppression system, access to rail and a loading dock, this 12,000 SF warehouse property has it all. While this warehouse is currently being used as cold storage, a buyer could easily bring in a MDU natural gas line and add heat. This building is ideal for most distribution, warehousing, manufacturing or service companies.



CBCMONTANA.COM

OFFICE

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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



501 N 22ND ST
Billings, MT 59101

SALE



OFFERING SUMMARY

Sale Price:	\$630,000
Lot Size:	0.63 Acres
Year Built:	1978
Building Size:	12,198 SF
Renovated:	1997
Zoning:	East Billings Railspur Village
Price / SF:	\$51.65

PROPERTY OVERVIEW

- *12,198 SF Warehouse For Sale \$630,000
- *27,513 SF of Land
- *18-22 ft Sidewalls
- *Rail Spur Servicing the Warehouse
- *Loading Dock with Leveler
- *2 qty Drive in Overhead Doors
- *Fire Suppression System
- *Fenced Parking Lot & Yard Space
- *East Billings Railspur Village Zoning
- *Built in 1978, Remodeled & Expanded in 1997

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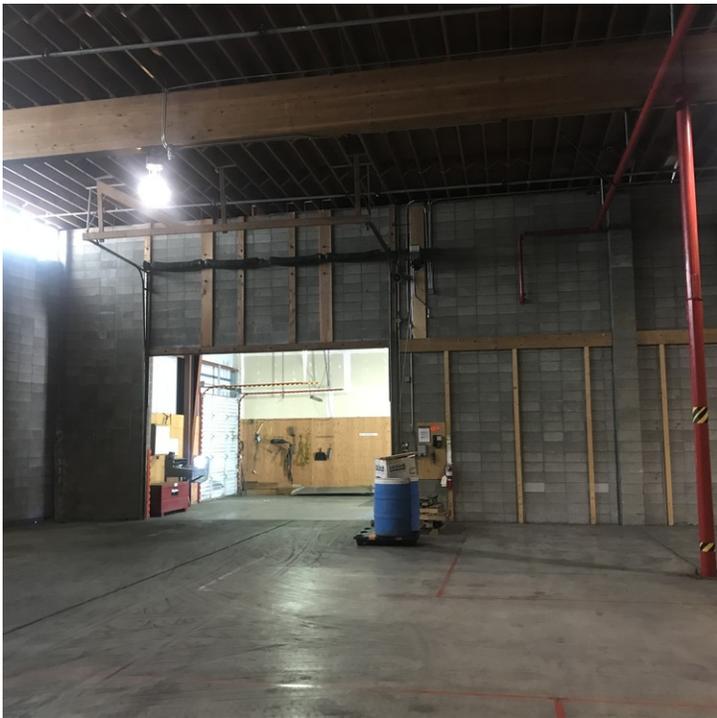
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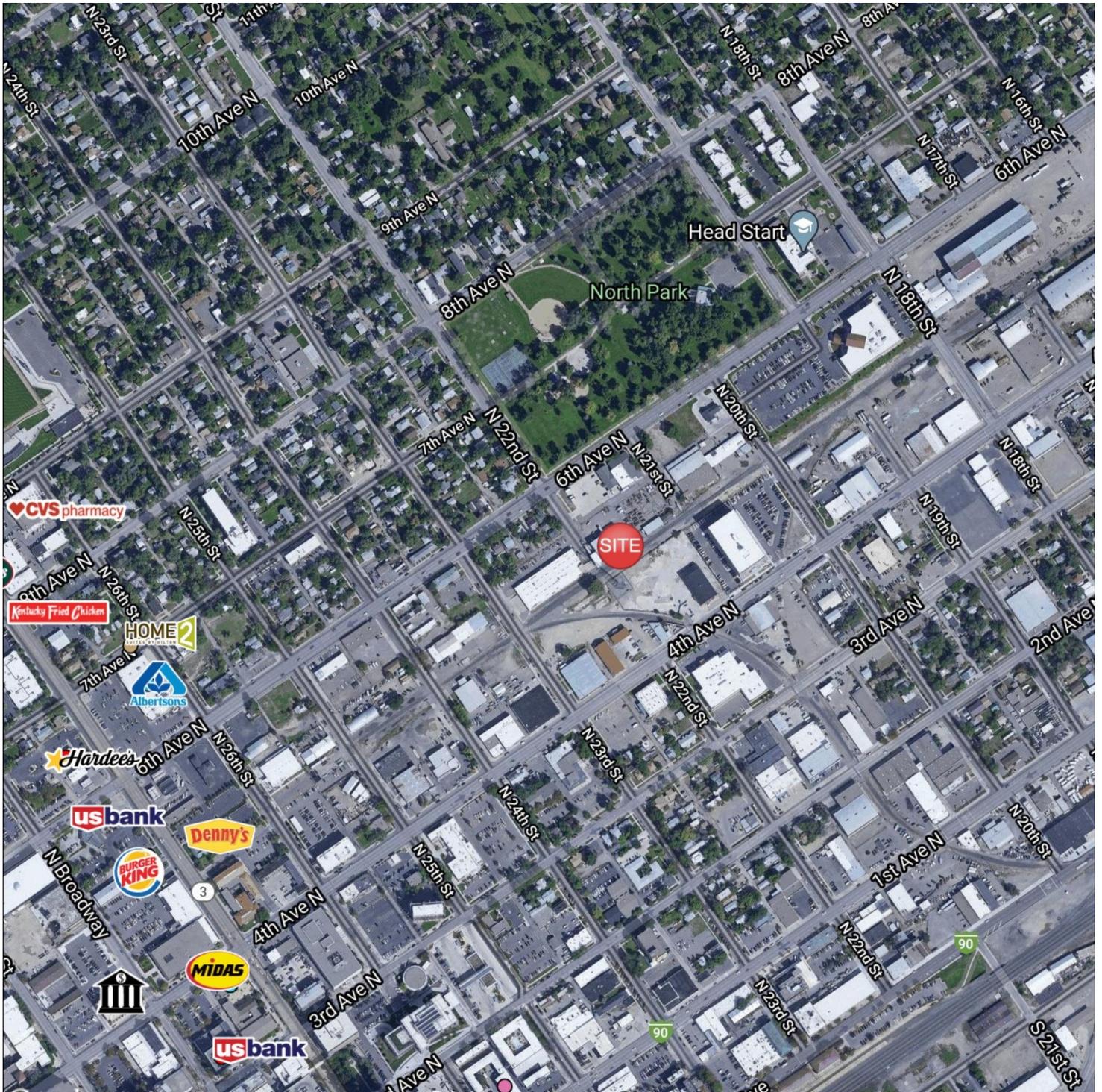
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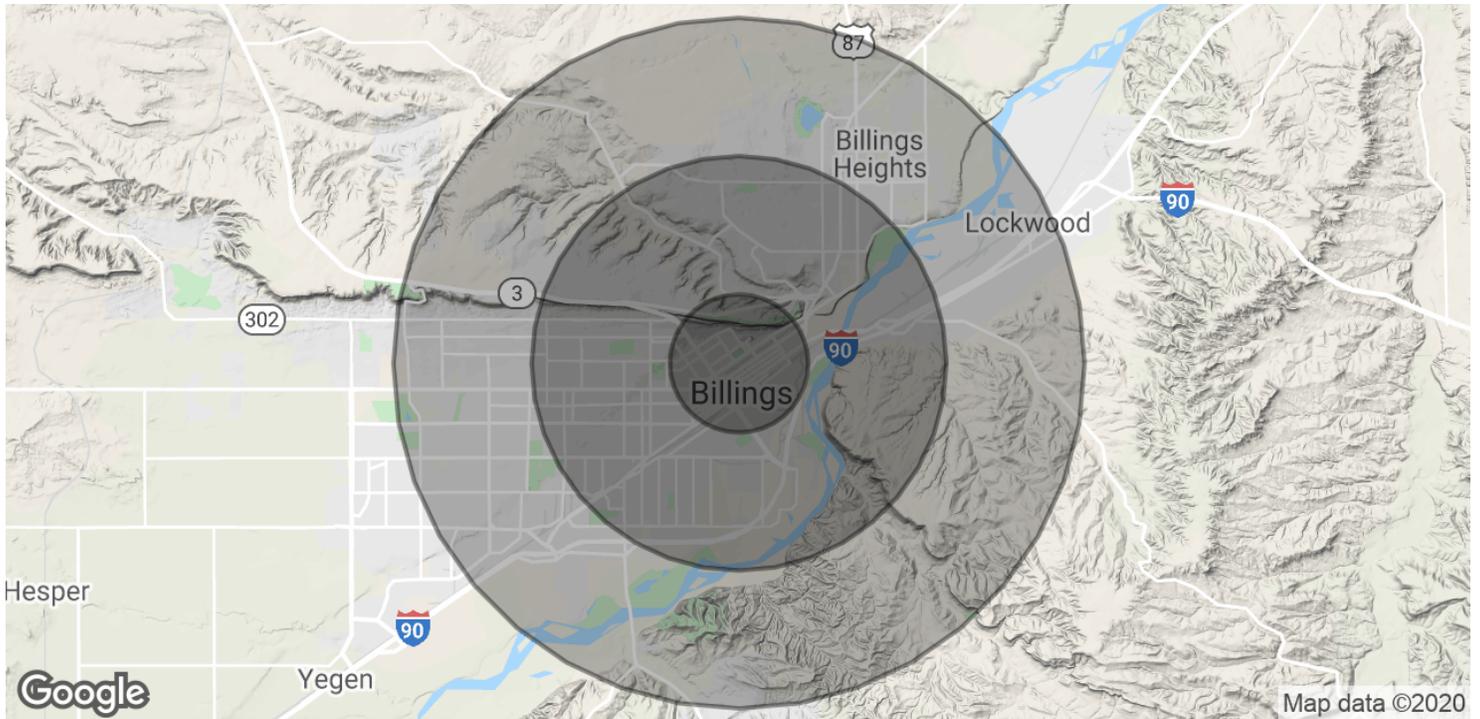
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,097	57,400	99,590
Average age	35.9	34.8	35.8
Average age (Male)	35.6	33.6	34.3
Average age (Female)	35.8	36.6	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,255	24,383	42,075
# of persons per HH	2.2	2.4	2.4
Average HH income	\$37,729	\$50,474	\$53,757
Average house value	\$187,138	\$151,365	\$160,540

* Demographic data derived from 2010 US Census

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